

SECTION 7 - SAN DIEGO MISSION ROAD TO FRIARS ROAD

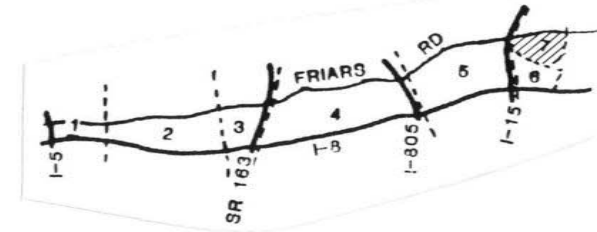
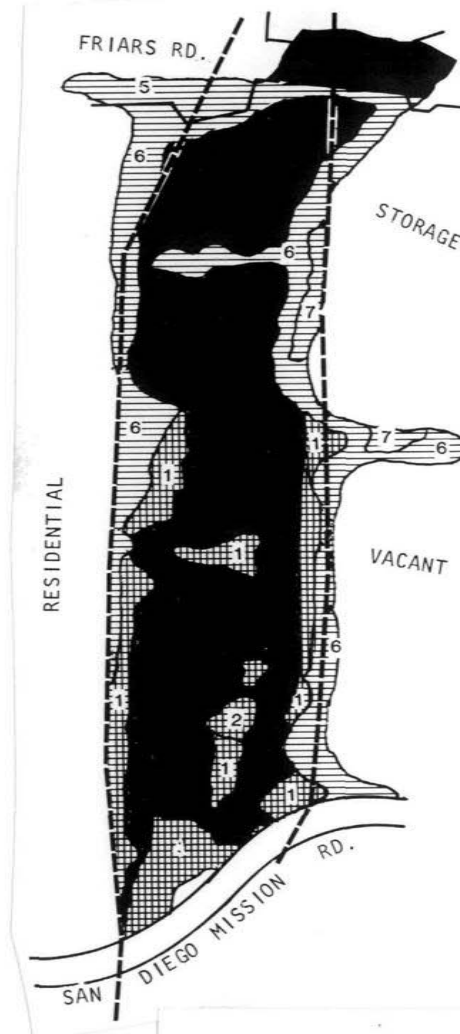
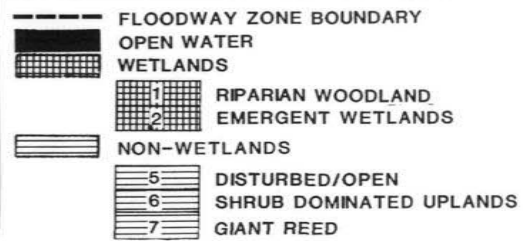
Previous excavation activities here have created high-quality wildlife habitats consisting of open water, riparian woodlands and marsh. This area has the largest expanse of open water relative to cover in the entire study area. Islands and a peninsula are present and provide a fish-foraging area for water birds. Shrub-dominated vegetation borders these habitats. A vacant graded parcel and storage yard are elevated above the floodway on the southeast bank. Steep shrub-covered slopes provide an effective buffer zone on the northwest.

Other than the planned widening of Friars Road and improvements to San Diego Mission Road, no improvements in the floodway are planned. The floodway should be conserved and no reduction in habitat in this area should occur. Opportunities for habitat improvement include the conversion of uplands along the river banks to riparian woodland. An emphasis should be placed on planting of cottonwood trees and development of emergent marsh.

The eastern bank of the river is part of the Navajo Community Plan area. This area is undeveloped or developed with low intensity uses. Any future development including that shown as (4) on Figure 24, is subject to the Criteria for Development Adjacent to the Floodway.

TABLE 7
WETLANDS ACREAGE IN SECTION 6

	Existing Wetlands	Projected Loss of Floodway	Land Potentially Available for Habit Improvement or Conversion	Conservation of Wetlands
Total wetlands	30	3	4	36
Open water	6			
Freshwater marsh	1			
Riparian woodland	17			
Transitional wetlands	1			
Restoration area	5			
Non-wetlands	13			



N
SECTION 7

EXISTING HABITATS – GENERALIZED **MISSION VALLEY COMMUNITY PLAN**

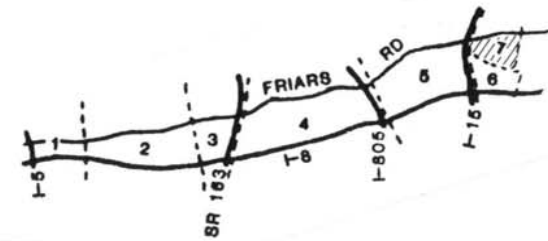
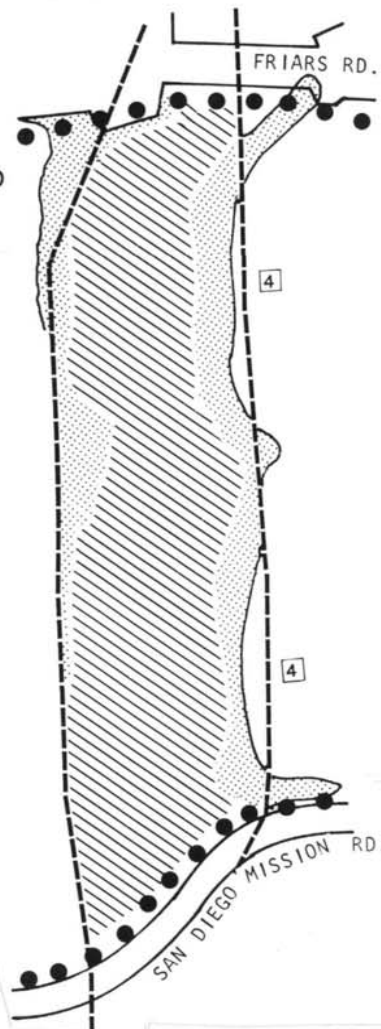
FIGURE
23



CITY OF SAN DIEGO
PLANNING DEPARTMENT

- FLOODWAY ZONE BOUNDARY
- PROPOSED ROAD
- ▨ POTENTIAL AREAS FOR WETLANDS IMPROVEMENT OR DEVELOPMENT
- ▧ CONSERVATION OF WETLANDS
- ④ PRIVATE DEVELOPMENT PROPOSAL (SEE TEXT)

NOTE: THIS GRAPHIC IS A CONCEPTUAL DESIGN ONLY.



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SECTION 7

FUTURE DEVELOPMENT PROPOSALS AND WETLANDS AREAS MISSION VALLEY COMMUNITY PLAN

FIGURE
24



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TABLE 8
WETLANDS ACRAGE IN SECTION 7

	Existing Wetlands	Projected Loss of Floodway	Land Potentially Available for Habitat Improvement or Conversion	Conservation of Wetlands
Total wetlands	24	2	6	24
Open water	19			
Freshwater marsh	1			
Riparian woodland	4			
Nonwetlands	8			